

East Route 66 Sector Development Plan



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East Route 66 Planning

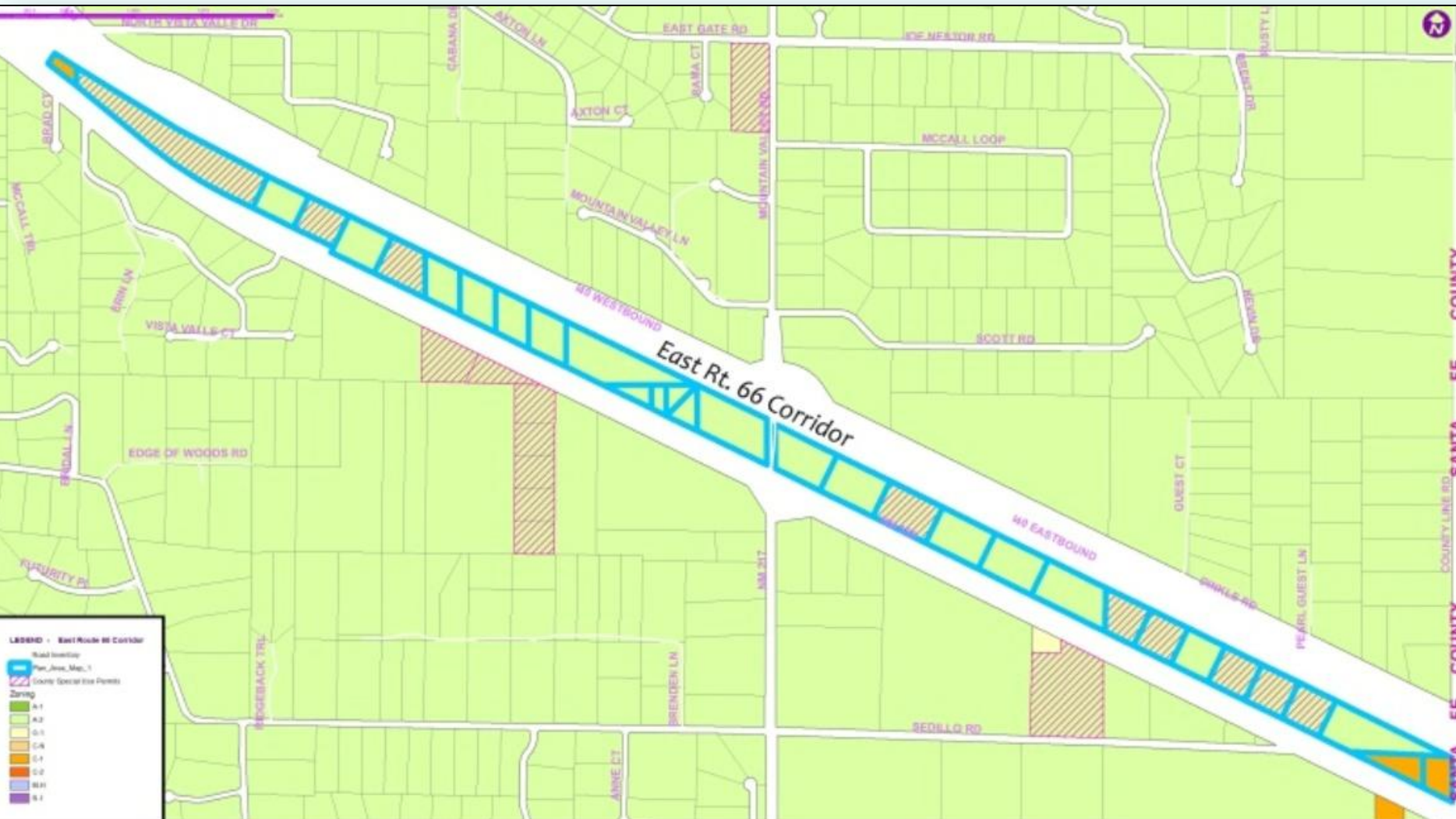
Who: Bernalillo County/Sites Southwest

What: Sector Development Plan & Design Overlay

Where: “Island” between NM 333 (old Route 66) and I-40.

Why: Existing zoning (A-2) no longer represents how area is developing (local businesses), resulting in Special Use Permits.

Planning Boundary



Area Context

- Along Scenic By-way
- Rural character—open, vegetated
- Good access to I-40
- Varied topography
- Residential development to south/
some neighborhood commercial



Previous and Existing Uses

- Commercial stables, horse arena
- Contractor's yards
- Feed store
- Garage for auto repair
- Mixed development with residential retail and office uses
- Pet care business
- Propane sales and service
- Retail
- Restaurant
- Studio for instruction
- Storage (mini-warehouse, storage units)
- Truck, trailer storage and sales

Suggested New Optional Zoning

- Property owners **could** apply for new zone
- New zone tailored to specific area between NM 333 and I-40, includes
 - **Permissive:** retail sales, commercial services, restaurants, contractor yards, storage and light manufacturing/assembling, offices, wireless telecommunications, studios.
 - **Conditional:** day care center, dry cleaning, kennels, labs, mixed use, public utility structure, sales and display rooms, schools, propane sales.

A scenic view of a two-lane road winding through a valley. The road is paved and has a yellow center line. The valley is filled with green trees and some buildings. In the background, there are blue mountains under a clear sky. A utility pole is visible on the right side of the road.

DESIGN OVERLAY STANDARDS & GUIDELINES

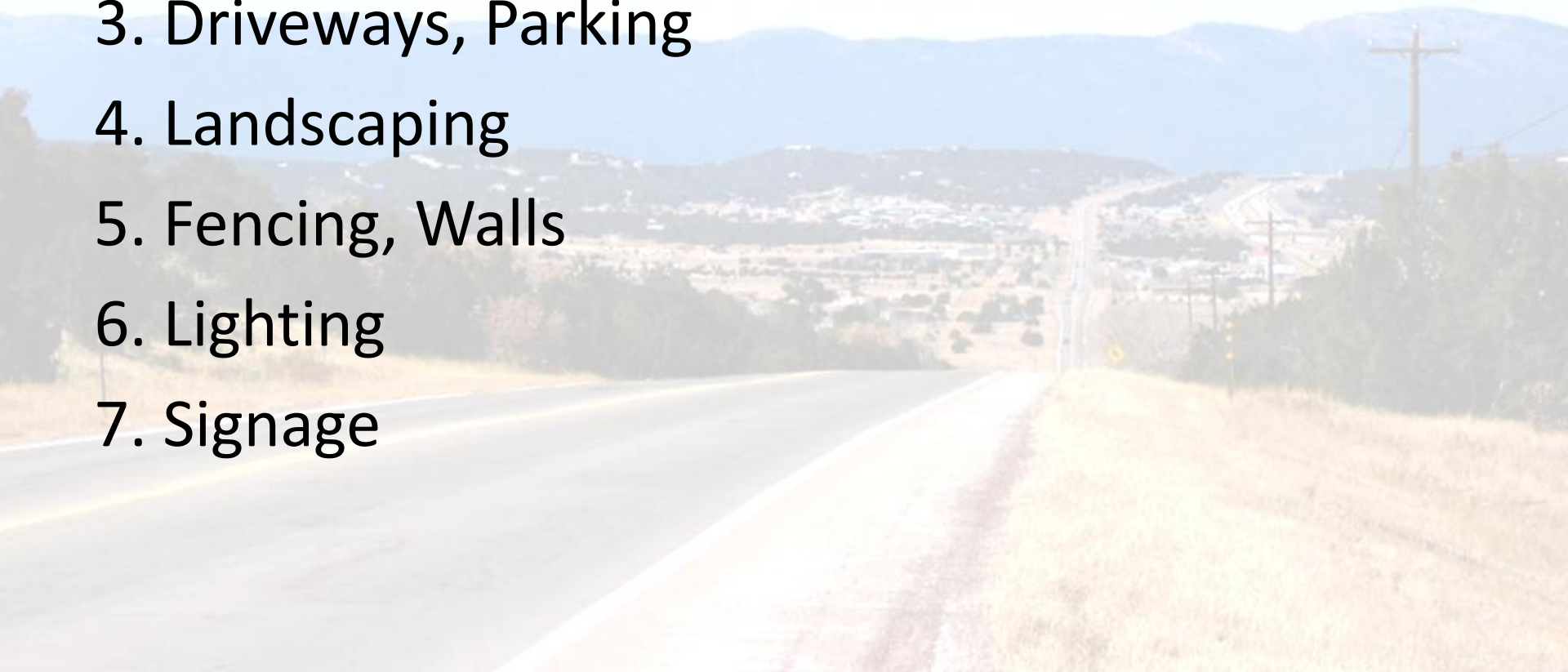
Design Principles

- Perpetuate existing rural character
- Buffer for residential
- Clear view of businesses
- Reasonable cost
- Preserve “dark skies”
- Encourage Route 66 theme
- Screen storage areas



Design Overlay Standards

1. Site Plan
2. Buildings and Structures
3. Driveways, Parking
4. Landscaping
5. Fencing, Walls
6. Lighting
7. Signage



Site Planning: Avoid This



- Scraped original vegetation
- Dirt & storage extends to NM 333
- Random access and haphazard parking

Site Planning: Encourage



- Graded only for building pad, access and parking lot
- Front landscaped buffer of original vegetation
- Access clearly defined
- Sidewalk from handicapped parking to building

1. Site Planning

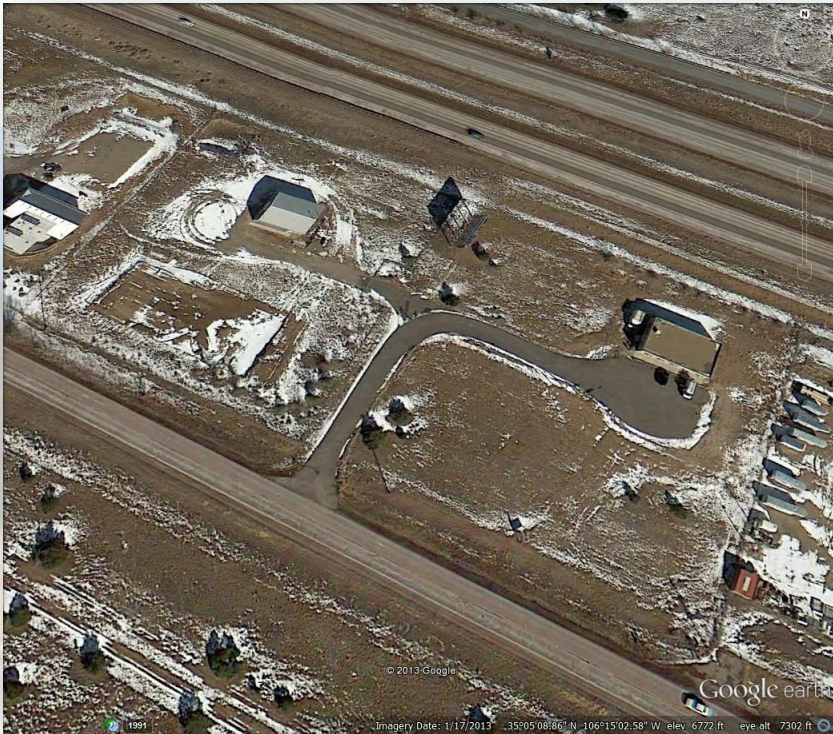
Policy: Preserve/enhance rural character of existing land while allowing visibility from NM 333.

- Grade only parts of site to be developed (building pad, access, parking, storage).
- Retain existing healthy native landscape; add additional to fill in where needed; reseed.
- 30-foot setback from NM 333 ROW (15' landscaped
- Parking to side and rear, teaser in front
- No rear setback, 10' side-yard setback?

Driveways, Parking

Shared Access:

- Preserves natural vegetation
- Lessens impact to NM 333



Defined Access (one)

- Organized parking
- Kept vegetated buffer



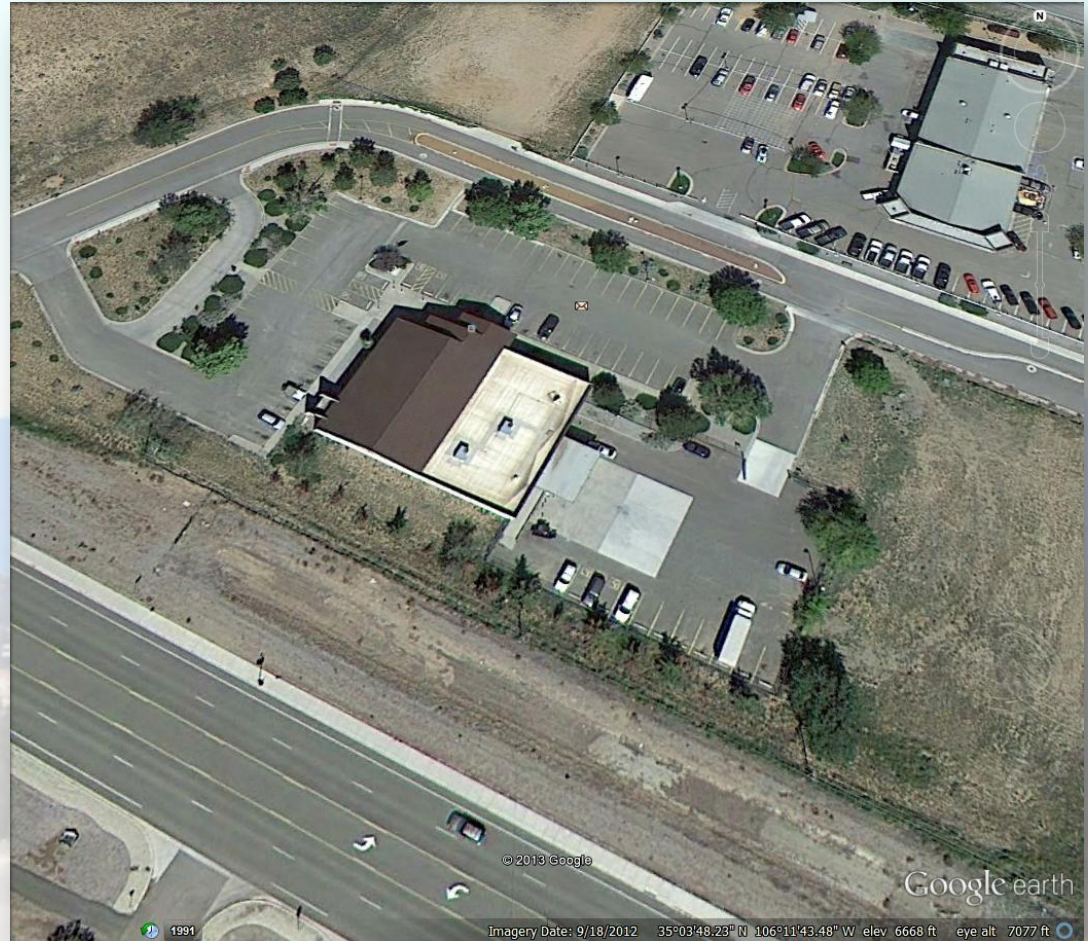
2. Driveways, Parking

Policy: Follow Section 21 of Off-Street Parking code for number of spaces required.

- Encourage shared driveway access when possible.
- Encourage parking to side and back.
- “Teaser” parking okay in front.
- Allow surfaces other than concrete, asphalt? Permeable.

Landscaping

- Natural landscape along NM 333
- Landscape buffers parking lot
- Parking to side and back
- Grading only for buildings and parking



3. Landscaping

- 15-foot landscape buffer along NM 333 ROW
(Can be part of required setback)
- Landscaping can be existing native or additional small trees (piñon/juniper) and native vegetation.
- 15% of parking area to be landscaped
- Screen parking with 6-foot landscape buffer

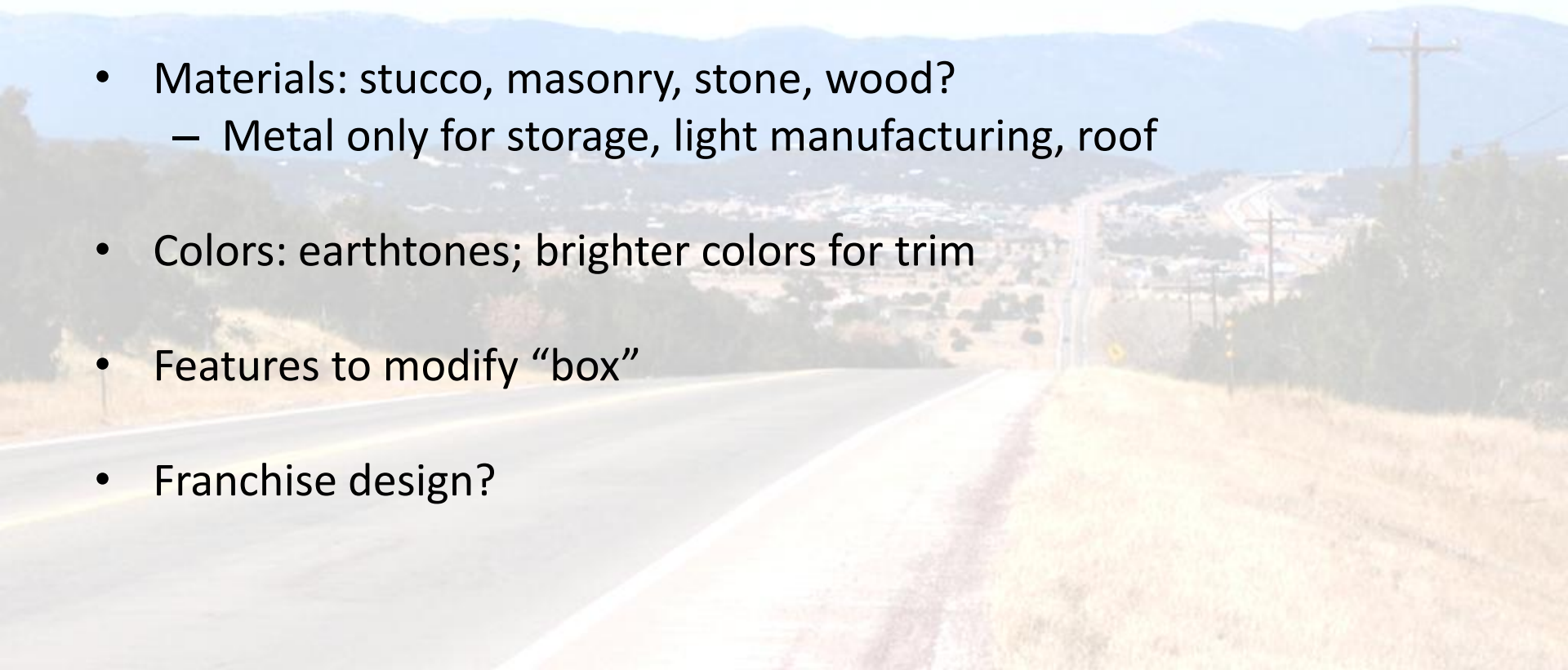
Building Materials, Features, Colors



4. Buildings/Structures

Policy: Aesthetically pleasing, good quality, compatible with surrounding development.

- Height: 26 feet from finished ground level
- Materials: stucco, masonry, stone, wood?
 - Metal only for storage, light manufacturing, roof
- Colors: earthtones; brighter colors for trim
- Features to modify “box”
- Franchise design?



Franchise Architecture?

Subway typical design



Subway design in context



5. Fencing

Limited area



5. Fences/Walls

Policy: Unobtrusive, retain open character

- Examples: post and rail, pipe horse fence, barbed wire?
- Chain link, coyote fencing, block ok for limited security areas, not perimeter? (Suitability may have more to do with height/color)
- Storage to be enclosed and screened from I-40, NM 333 and adjacent properties

Signage, Lighting, Design Theme



- Keep neon in towns
- Conform to County "Dark Skies" Ordinance
- Large enough to see from NM 333
- Gateway into Bernalillo County?

Plan Schedule

~~✓ April 10 Public Meeting: Kick-off~~

- **May 15** Public Meeting: Concepts
- **July:** Draft Plan Available
- **August 15 ?** Public Meeting: Comments on Draft (Move to September?)